

# FOR SALE OR LEASE

4078-4080 N. Globeville Rd  
Denver, CO 80215



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**DISTINGUISHED. DRIVEN. DEPENDABLE.**



## OFFERING SUMMARY

Sale Price:	\$2,500,000
Building size:	4080: 6,975 SF 4078: 5,625 SF
Total Bldg SF:	12,600 SF
Lot Size:	36,485 SF (.84 AC)
Year built:	1963
Zoning:	I-A (Light Industrial) with U-O2

# Individual Building Information

4080



## Building Information:

- Size: 6,975 SF
- Type: Retail/Warehouse
- Construction: Masonry
- Power: 800 AMP | 3P (TBV)
- Loading: 2 Exterior Loading Docks  
1 Concrete Ramp

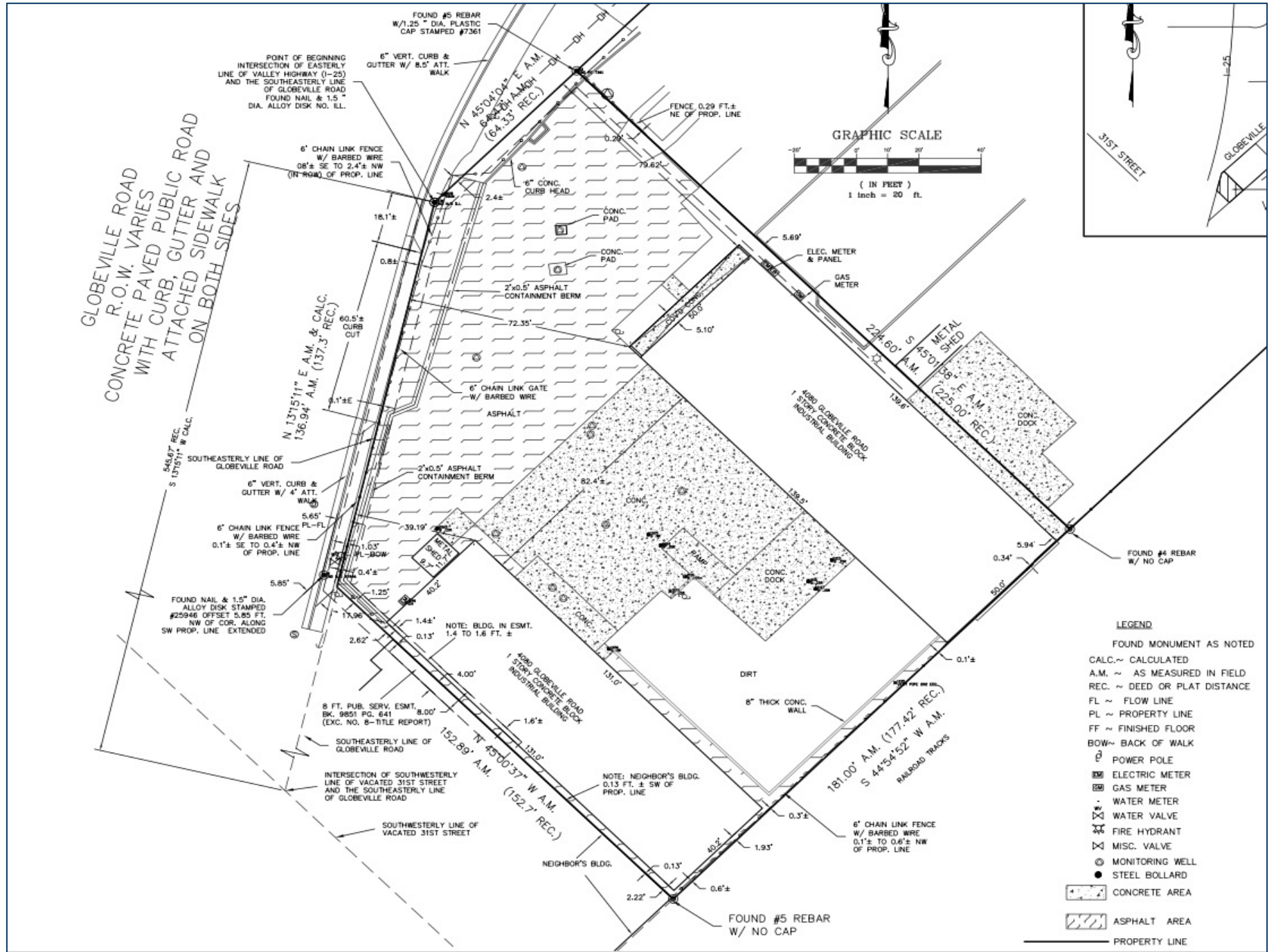
4078

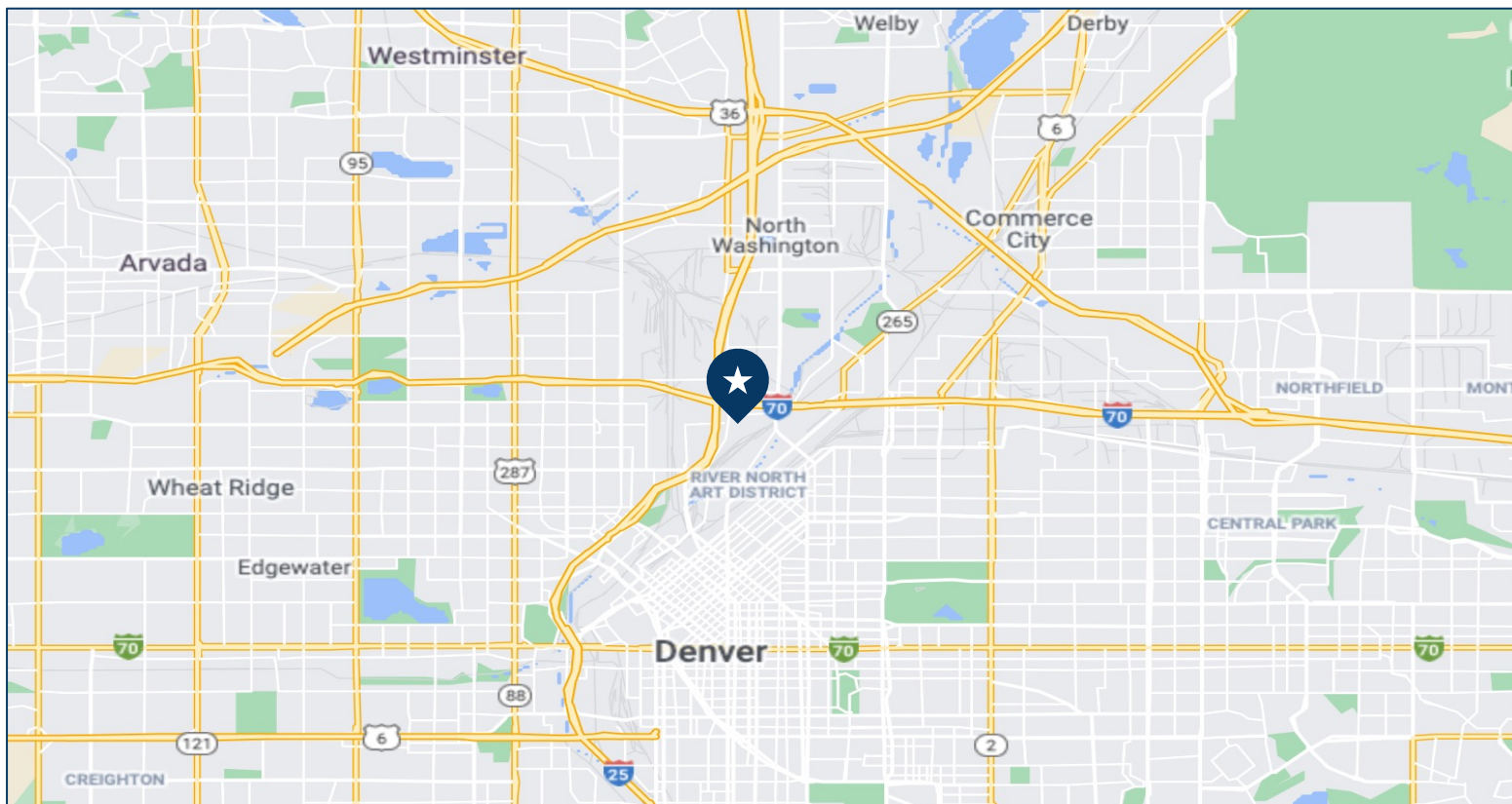


## Building Information:

- Size: 5,625 SF
- Type: Warehouse
- Construction: Metal
- Ceiling Height: 19.10' – 21'
- Sprinklered: Yes, Dry
- Loading: Drive In 19.7' W X 16'H
- Lighting: LED
- Spacing: Clearspan
- Power: 200 AMP | 3P (TBV)
- \*\*\*New transformer installed with up to **1600 Amps** to be allocated for any future developments or improvements

# Survey (2014)





## Property Highlights

- Visibility from I-25, with over 274,000 VPD
- Heavy Power
- Fenced With Gate
- Easy Access to I-25 & I-70
- Separately Metered Gas and Water
- Lease With Option To Purchase Available
- Seller Carry Option Available

**720-402-7578 | 15000 W 44<sup>th</sup> Ave STE C Golden, CO 80403**

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